

April 9, 2021

Our File: 984-003

Town of Caledon – Planning and Development Services  
6311 Old Church Road  
Caledon, ON  
L7C 1J6

Attention: Rob Hughes, RPP  
Manager, Planning Services

**RE: Applications for Common Elements Condominium (21CDM-20002C)  
and Standard Condominium (21CDM-20003C)  
Cover Letter & Planning Justification Brief**

**Proposed Mixed-Use Development**

**Owner: Cedarcove Developments Inc.**

**0 Kennedy Road (corner Dougall Avenue)**

**Blocks 98 and 99, Plan 43M-1855 and Blocks 96 and 97, Plan  
43M-2000 Town of Caledon**

**Related File Nos. SPA 2018-0078, A 055-17, A 002-20 and A 003-21**

---

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for Cedarcove Developments Inc. (Genesis Homes), the registered owner of the lands located at the southwest corner of Dougall Avenue and Kennedy Road (herein referred to as the “subject property”). This Cover Letter and Planning Justification Brief has been prepared in support of a pair of related Plan of Condominium applications: one Common Elements Condominium (CEC) and one Nested Standard Condominium. These applications have been prepared to further divide ownership of the subject property in order to implement the Site Plan, which is being processed under Town of Caledon File SPA 2018-0078.

### **Subject Property**

The subject property is located at the southwest intersection of Dougall Avenue and Kennedy Road, and is currently vacant. It is bounded to the south by Waterville Way and (the now- removed) Old Kennedy Road to the west. As noted in the Zoning By-law, Dougall Avenue is defined as the subject property’s front lot line; the property has a frontage of 199 metres along Dougall Avenue. Located within the Mayfield West Land

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



Use Plan area, the subject property is surrounded by new low-rise residential to the north, east and south, with a public park to the west.

The subject property has a total lot area of 2.63 hectares (6.49 acres) and is legally described as:

BLOCK 96, 97, 98 and 99 PLAN 43M2000 TOWN OF CALEDON

### **Proposed Development – Overall Vision**

The proposed development, as submitted through the fourth submission of SPA 2018-0078 on February 26, 2021, consists of a mixed use development comprised of 173 residential units and 1,291 square metres (13,896 square feet) of commercial floor area. The residential component will consist of:

- 17 rear-lane (dual-frontage) townhouse units (freehold POTL units);
- 52 back-to-back townhouse units (freehold POTL units);
- 52 stacked back-to-back townhouse units (standard condominium units);
- 27 dwelling units in mixed use buildings over Blocks A3, B, C1 and C3 (standard condominium units); and,
- 25 dwelling units in mixed use Apartment Buildings in Blocks A2 and C2 (standard condominium units).

The proposed development has been designed to implement the main intent of the existing CCV – Village Core Commercial zone, which aims to create a ‘main street’ mixed use development in the neighbourhood. The commercial component of the proposal will have main entrances to the commercial units along Dougall Avenue and partially along Kennedy Road. Blocks A2, A3, B, C1, C2, and C3 will have commercial uses on the ground floor. All garages and driveways are located internal to the site along private common element condominium roads, save and except for those units that have frontage on Waterville Way. Parking areas for commercial uses as well as residential visitors are located internal to the site.

### **Policy Framework**

The majority of the subject property fronting along Dougall Avenue and Kennedy Road is designated “General Commercial” with the balance of the lands subject to the “Mixed/High Medium Density Residential” land use designation. The property is also subject to the “Village Centre Area” designation in the Mayfield West Land Use Plan (Schedule B) of the Town’s Official Plan.

The Town’s Zoning By-law 2006-05 zones the subject property as “CCV – Village Core Commercial” which permits a range of residential and commercial uses.



## **Subject Plan of Condominium Applications**

The subject proposal consists of two Plan of Condominium applications: one Common Element Condominium (“CEC”), and one Standard Condominium, which is nested within the CEC.

### *Common Elements Condominium*

The CEC will comprise the internal private road, visitor and commercial parking, pedestrian walkways, super mailbox pads, parkette and other landscaped amenities. All municipal services and utilities will be connected to and run through the CEC. The CEC will not be phased as this is not permitted under the Condominium Act (“the Act”). It consists of one block, shown as Part 79 (colour coded grey) on the draft R-Plan included with this submission.

All residential and commercial units will have an undivided ownership interest in the CEC, as every unit contemplated by the Site Plan will be contained within a Parcel of Tied Land (“POTL”). POTLs are legally defined entities that retain an interest in the CEC, and therefore contribute to the ongoing maintenance and repair of the facilities contained therein. Accordingly, there is no need for a shared facilities agreement between the proposed condominiums.

### *Parcels of Tied Land*

The figure attached to this letter is the proposed “R-Plan” that delineates the POTLs spread throughout the Development. There are two distinct types of POTLs illustrated on this plan.

Parts 1-69 (colour coded yellow) reflect limits of individual townhome properties. These POTLs comprise relevant portions of the structure, private yard, and driveway of the individual unit. These are referred to as “Freehold” or “Individual” POTLs. Maintenance and repair within each POTL is vested in the owner of that POTL.

Parts 70 through 78 and Part 80 (colour coded blue and green) are also POTLS. They are differentiated from the Freehold or Individual POTLS in that these particular POTLS will house a number of units or common areas related to a Standard Condominium. As such, these POTLS are referred to as “Nested” POTLS. The Nested POTLS will contribute proportionately to the cost of running the CEC. Please refer to the proposed budget to the Standard Condominium to evidence the contribution of the Nested POTLS to the ongoing maintenance and repair of the CEC lands.

Parts 70 through 78 and Part 80 will be registered as two Standard Condominiums, with Parts 72 through 76 constituting Standard Condominium 1 and Parts 70, 71, 77, 78 and 80 constituting Standard Condominium 2. Separate applications will be filed for each of the two Standard Condominiums. The Standard Condominiums will fall within a number of Nested POTLS; the Nested POTLS need not be contiguous to one another in order to form a single condominium corporation. As such, each Standard Condominium consists of several Parts. Upon registration of



the Standard Condominium, there is a further division of the POTL into a number of legally defined units (residential or commercial). The legal relationship between the POTLs and the CEC remains intact, notwithstanding the registration of the Standard Condominium.

### *Standard Condominium I*

SC I (colour coded green on the draft R-Plan) comprises Blocks “C1”, “C2”, “C3”, “F” and “G” on the Site Plan. All of the buildings, porches, balconies, decks, landscaped areas and driveways associated with these buildings fall within this Standard Condominium. In addition, the staging pad for waste collection (Part 75) and surface parking reserved for this condominium (Part 74) also fall within SC I.

SC I has the following Unit Mix:

- 28 back to back (stacked) townhomes – These consist of Blocks F and G on the Site Plan.
- 5 dwelling units in a mixed-use building – Three of these units will be in Block C-1, while the remaining two will be in Block C-3.
- 16 dwelling units in a mixed-use apartment building – These are contained within Block C-2 on the second and third levels. A terrace amenity is situated on the roof level.
- 7 commercial units – These units are within Blocks C-1, C-2 and C-3. They are ground floor units, fronting onto Dougall Avenue or Kennedy Road.

The Draft Plan for SC I is included with this submission. The Draft Plan identifies each unit (commercial and residential) contained within SC I.

Each of the two SCs will have its own Board of Directors, internal budget, Disclosure Statement, Description (draft plan of condominium), Declaration and Rules.

### *Staging/Timing*

The subject proposal does not contemplate phasing under the meaning ascribed to a Phased Condominium in the Act. CECs are not permitted to be phased under the Act and the two Standard Condominiums are not intended to be merged as one corporation.

Construction of internal roads and services will be continuous and will not be staged.

Construction of buildings will reflect the rate of residential and commercial sales. All of the freehold POTLs and the entirety of SC1 (commercial and residential) have been sold as of the date of this submission. Construction is expected to be orderly and continuous without any substantial breaks.



The proposed structure of the Condominiums and their interrelationship dictates that the CEC will be the first Condominium to be registered, closely followed by SC I, and last by SC II. The Part Lot Control process, which will legally create the POTLs, will be undertaken in conjunction with the registration of the CEC. It is anticipated that the CEC will be registered in advance of the first occupancy. Registration of the CEC is not conditioned on substantial completion of SC I. It is expected that construction of the Freehold POTLs and SC I will, for the most part, be simultaneous.

### *Parking*

Back to Back Freehold Townhomes – each unit will have a grade-level integrated garage and private driveway. Because the unit is freehold, both parking spaces are part of the unit and are not common element.

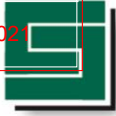
Back to Back (stacked) Townhomes – each unit will have a grade-level garage, integrated and part of the residential unit, with one additional outdoor parking space contiguous to the garage door, for a total of two spaces per unit.

Dwelling Units in a mixed-use building – similar to the back-to-back stacked townhomes, each unit will have a grade level garage and a contiguous outdoor parking space, for a total of two spaces each. The garage space will form part of the unit. The outdoor space will be exclusive use common element.

Dwelling units in a mixed-use apartment building – 12 of the 16 units in SC1 will have an internal garage and contiguous outdoor parking space in a driveway. The grade-level garages will be within Blocks C1, C2 and C3 on the Site Plan. Both the garage space and the contiguous driveway space are described as exclusive use common element. The four remaining units in Block C2 will each be allocated one outdoor parking space. These parking spaces will also be described as exclusive use common element.

Commercial Units and Visitor Parking – A minor variance was granted under the file number A 055-17, which allows commercial and visitor parking to be shared. Three of the commercial units will include one garage parking space as part of the unit, and one contiguous outdoor parking space (two being in Block C-1 and one in Block C-3). The continuous outdoor driveway space will be described as exclusive use common element and allocated to the commercial unit it abuts.

The remaining visitor/commercial parking spaces – a total of 35 spaces – will be within the CEC. This parking is never identified as exclusive use common element, neither is it intended to be unitized, as this is not permitted in a CEC. Therefore, parking designated for visitors cannot be assigned to any unit owner or sold to a third party. These parking spaces make up the entirety of the visitor/commercial spaces to be provided within the total development, including SC II.



## **Other Applications Relating to Subject Lands**

### *Site Plan Application – Town of Caledon File SPA 2018-0078*

A Site Plan application, applying to the entirety of the subject lands, was submitted to the Town on October 15, 2018. The second submission, updated to address comments from the Town, Region, and external review agencies, was submitted on November 8, 2019. The third submission, addressing further comments, was submitted on June 24, 2020. The fourth submission, addressing yet further comments, was submitted on February 26, 2021. This submission is currently under review with Town Staff and external review agencies. We anticipate that the Site Plan will be finalized to the satisfaction of Town Staff by the time this Plan of Condominium application is being reviewed.

The most recent submission seeks approval for the development of a total of 173 residential units, encompassing the lands subject to both Standard Condominiums and the CEC.

### *Minor Variance Application – Town of Caledon File A 055-17*

An application for Minor Variance was submitted to the Secretary-Treasurer of the Committee of Adjustment on November 20, 2017. A revised application, amending that previously submitted application based on discussions with Town Planning Staff, was submitted on January 23, 2018, and was approved by the Committee of Adjustment on February 14, 2018. A total of nine Variances were approved (although one was negated by the subsequent Minor Variance application), which allow for site-specific exceptions impacting parking and some setbacks, and allow for residential use on the first storey of a portion of the buildings fronting onto Kennedy Road.

### *Minor Variance Application – Town of Caledon File A 002-20*

A second application for Minor Variance was submitted on November 22, 2019. It was revised and resubmitted on January 28, 2020. A hearing was held, and decision made, on March 11, 2020. A total of six variances were approved; these variances add residential land use permissions to the subject lands to permit the unit types and payout as proposed by the Site Plan application.

A total of seven variances were conditionally approved, subject to the Site Plan application being deemed satisfactory by the Planning and Development Division. These include technical variances and variances impacting setbacks, yard encroachments, parking spaces, and driveway width.

The final variance under this file number, applying to parking was deferred to the January 13, 2021 Committee of Adjustment hearing. The Committee granted the deferred Minor Variance which reduced the total number of shared commercial/visitor parking spaces by three, from 41 to 38.



However, we have since been notified by Town Staff that the Minor Variance has been appealed to LPAT by a neighbouring landowner. We fully expect this to be resolved in our favour, as we agree with Staff and the Committee that the Minor Variance meets the four tests prescribed by the Planning Act. However, we cannot afford for this to delay the approval of our applications. As such, we have re-allocated the parking, as we had surplus surface parking allocated to the dwelling units in a mixed use building in Block A2. The Site Plan is now in conformity with the current Zoning By-law. (This is outlined in the resubmitted Site Plan application, dated February 26, 2021).

#### *Minor Variance Application – Town of Caledon File A 003-21*

During the February 17, 2021 Committee of Adjustment meeting, the Committee granted the Minor Variances under the file number A 003-21. The Minor Variance serves three purposes: it reduces the exterior side yard setback for a portion of Block E from 3 metres to 1 metre, and permits “pharmacy” and “convenience store” as permitted uses. As no appeals were lodged, these variances are now in full force and effect.

#### *Standard Condominium 2 – Future Application*

A second Standard Condominium application, which will apply to Blocks A2, A3, B, H and I, will be submitted at a future date. As noted above, this Standard Condominium will also be situated within a number of POTLs, tied to the CEC that is part of the current application.

SC II projects to have the following Unit Mix:

- 24 Back to Back (stacked) Townhomes;
- 22 Dwelling Units in a mixed-use building;
- 9 dwelling units in a mixed-use apartment building;
- 7 Commercial Units.

#### *Part Lot Control Exemption – Future Application*

An application for Part Lot Control Exemption will be submitted subsequent to obtaining Draft Plan Approval for the CEC. The purpose of this application is to create legal entities – POTLs that can be transferred to purchasers or can be further divided by registering a Standard Condominium within a POTL.



## **Planning Analysis**

Thorough planning analysis has been conducted in support of the aforementioned Site Plan and Minor Variance applications. In support of the proposed Plans of Condominium, we have conducted a brief review of the applicable policy documents, including relevant policies from the Town of Caledon Official Plan that apply to condominium applications.

### *Provincial Policy Statement*

As set out in the Provincial Policy Statement, 2020 (the “PPS”), Ontario’s long-term prosperity depends on a coordinated approach to wisely managing change and promoting efficient development patterns that result in strong, healthy and complete communities. This is achieved by balancing environmental protection, public health, safety and while creating economically sustainable built environments (Section 1.0). In this regard, the PPS provides a high-level policy foundation that promotes and enhances the concept of a complete community.

The PPS promotes efficient development patterns by directing growth to settlement areas and discouraging the unnecessary and inefficient expansion of these areas, encouraging the effective use of existing and planned infrastructure and by accommodating a range and mix of uses.

Specifically, the PPS includes policies that, among many other things:

- promote efficient development patterns;
- encourage residential development to accommodate a range and mix of housing types;
- avoid land use patterns that may cause environmental health and safety concerns;
- promote the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning;
- ensure that infrastructure is in place to support development;
- prepare for the impacts of a changing climate.

The Proposed Development represents an efficient development design in a Settlement Area identified for growth by the Growth Plan and for residential development by the Region of Peel Official Plan and the Town of Caledon Official Plan. It makes efficient use of existing infrastructure servicing and transportation infrastructure, and provides a mix of unit types to accommodate different household sizes, life stages, and income levels. The proposed residential density is supportive of public transit use and active transportation, particularly when taken into account with the existing transit opportunities, as well as existing commercial and service uses nearby, as well as those proposed as part of this development. In turn, this helps to reduce automobile dependency and mitigate climate change impacts.

It is our opinion that the proposal is consistent with the PPS.





*Growth Plan for the Greater Golden Horseshoe*

The Growth Plan for the Greater Golden Horseshoe, 2019, as amended in 2020 (“Growth Plan”) is a long-term plan intended to manage growth through building complete communities, curbing sprawl and protecting the natural environment. The Growth Plan builds upon the previous Growth Plan (2017) and the initial Growth Plan (2006) and responds to the key challenges that the region will face over the coming decades with enhanced policy directions.

The Subject Property is within the Designated Greenfield Area as defined by the Growth Plan (though it should be noted that the surrounding area is largely built out). Consistent with the PPS, the Growth Plan encourages development to be directed towards settlement areas and built-up areas, where there are existing or planned transit and public service facilities. It encourages a diverse mix of land uses and housing options, which are accessible via a range of transportation options and contribute to social equity and overall quality of life, while mitigating and adapting to the impacts of climate change. Particularly in regard to Designated Greenfield Areas, the Growth Plan calls for the development of complete communities that support active transportation and transit use.

The Proposed Development will achieve all of the above policy directives. It constitutes a dense form of mixed use development in a built up part of the Greenfield Area. It will create a mix of unit types, including various types of townhomes, apartments and residential units, as well as commercial space to serve the community. It will make efficient use of servicing and transportation infrastructure, and will support the use of public transit and active transportation (see the *Transportation Package* included with our fourth SPA submission).

It is our opinion that the proposal is in conformity with the Growth Plan.

*Region of Peel Official Plan*

The Region of Peel Official Plan, Office Consolidation 2018 (the “Regional Plan”), outlines policies and strategies that should be consistent with and conform to the policies of the PPS and the Growth Plan. The policies and strategies contained in the Regional Plan are centred around a sustainable development framework which, among other things, supports growth and development and requires that it occur in a sustainable manner by integrating environmental, social, economic and cultural considerations (Policy 1.1). To build on this framework, the Regional Plan illustrates a regional land use structure and allocates growth to the three local municipalities within the Regional Plan area.

The Subject Property is located within the Region’s “Mayfield West Rural Service Centre”. The Region’s three Rural Service Centres are intended to serve as the primary focus for growth within the Rural System. Development in these Centres is intended to be on full services, to accommodate a wide range of goods and services, and to improve quality of life through design of the built environment. In Mayfield West in particular, development is to foster a distinct character and village atmosphere.



The Proposed Development accomplishes all of the above policy directives. It proposes development within a Rural Service Centre on municipal services, helping the Region to achieve population and density targets by developing the land at an appropriate density. It proposes a mix of residential unit types with complementary commercial space, and the proposed density will support the existing commercial and service uses in the surrounding area, supporting the long-term prosperity of the range of uses in the neighbourhood. The Urban Design Brief and architectural renderings and elevations submitted with the Site Plan application demonstrate that the Proposed Development will enhance the distinct character and village atmosphere of Mayfield West.

It is our opinion that the proposal is in conformity with the Region of Peel Official Plan.

#### *Town of Caledon Official Plan*

The Town of Caledon's Official Plan, Office Consolidation April 2018, (the "Official Plan") contains goals, objectives and policies used to guide decisions on land use, built form, transportation, the environment and the manner in which the Town should grow. The Plan incorporates upper level planning policies of the PPS, Growth Plan and Regional Plan.

The majority of the subject property fronting along Dougall Avenue and Kennedy Road is designated "General Commercial" with a remaining small area designated as "Residential Area". The Site Plan application has demonstrated conformity with the applicable policies. As such, the focus here is on policies that pertain to Plans of Condominium.

Section 6.2.9 of the Official Plan regards Plans of Condominium:

- 6.2.9.1 *The Town shall consider approval of plans of condominium that conform to the following criteria:*
- a) *The policy statements, and regulations of the Government of Ontario;*
  - b) *The plan of condominium conforms to the Principles, Strategic Direction, Goals, Objectives, policies and land use designations of the Official Plan including conformity to the sustainability objectives and policies and in Section 3.1;*
  - c) *The plan of condominium conforms to the provisions of the Zoning By-law;*
  - d) *The plan of condominium conforms to the provisions and regulations set out in the Condominium Act;*
  - e) *The proposed plan of condominium, if proposed within the area of the Niagara Escarpment Plan, conforms to the Niagara Escarpment Plan; and,*
  - f) *The proposed plan of condominium, if proposed within the ORMCPA, shall conform to the ORMCP.*

The purpose of the applications is to further divide ownership of the subject property in order to implement the Site Plan. Conformity to the Town of Caledon's Zoning By-law has been demonstrated through the Site Plan application process and subsequent review by City Staff. As a function of this review for zoning conformity, the proposal has been demonstrated to be in



conformity with the Town of Caledon Official Plan, the Region of Peel Official Plan, and all provincial policies and plans.

6.2.9.2 *The Town shall use condominium agreements to ensure that appropriate conditions and requirements are satisfied as part of the development.*

Condominium agreements will be entered into and registered on title. The applicant intends to work diligently and closely with City Staff to draft said agreements to the satisfaction of all parties, in conformity with the Condominium Act.

6.2.9.3 *Prior to the Town considering an application for a plan of condominium, the applicant shall meet the requirements of Sections 6.2.1.6 and 6.2.17.*

Policy 6.2.1.6 states that “all information and material required by the Planning Act and applicable regulations shall be submitted as part of a complete application for ... [a] Plan of Condominium...”, while Policy 6.1.17 requires the applicant to take part in a Mandatory Pre-Consultation. The Pre-Consultation meeting took place on August 27, 2020. Following the meeting, City Staff issued a report and checklist, which included all required documents and drawings to be submitted with the complete Plan of Condominium applications. The inclusion of all items required on this list with the subject application ensures that all information and material required by the Planning Act and applicable regulations have been submitted.

Considering the above, and information provided in the Site Plan application, it is our opinion that the Proposed Development is in conformity with the Town of Caledon Official Plan.

**Submission Materials**

In support of the application, we have enclosed the following materials:

Item	Materials
1	Cover Letter & Planning Justification Brief, prepared by Glen Schnarr & Associates Inc. and dated April 9, 2021.
2	Phasing and Staging Plan, prepared by Glen Schnarr & Associates Inc. and dated April 9, 2021 <i>(included in Planning Justification Brief)</i>
3	Application Form (CEC), submitted by Glen Schnarr & Associates Inc. <i>(via the Town of Caledon’s Online Development Application Portal)</i>
4	Application Form (SC 1) , submitted by Glen Schnarr & Associates Inc. <i>(via the Town of Caledon’s Online Development Application Portal)</i>
5	Draft Plan of Condominium (CEC), prepared by R-PE and dated March 31, 2021 <i>(provided in both PDF and CAD format)</i>



6	Plan of Condominium (SC 1), prepared by R-PE and dated March 25, 2021 ( <i>provided in both PDF and CAD format</i> )
7	Condominium Declaration with Schedules (CEC)
8	Disclosure Statement (CEC), dated October 23, 2019
9	Budget Statement for the First Year of Operations (CEC), dated October 2019
10	Condominium Declaration with Schedules (SC1)
11	Disclosure Statement (SC1), dated November 12, 2019
12	Budget Statement for the First Year of Operations (SC1), dated November 2019
13	Plan of Survey, prepared by R-PE and dated May 28, 2020
14	A100 – Site Plan, prepared by SRN Architects, dated April 9, 2021 ( <i>for reference</i> )
15	SW-G – Grading Plan, prepared by Counterpoint Engineering, dated February 23, 2021 ( <i>for reference</i> )
16	SW-S – Servicing Plan, prepared by Counterpoint Engineering, dated February 23, 2021 ( <i>for reference</i> )
17	L100 – Landscape Master Plan, prepared by SBK, dated February 23, 2021 ( <i>for reference</i> )
18	Pre-Consultation (DART) Meeting Form, provided by Town of Caledon Planning Services, dated August 27, 2020

### Application Fees

We have calculated the applicable application fees as per the Town of Caledon 2021 User Fees By-law.

#### *Common Elements Condominium*

As discussed above, the CEC will comprise the internal private road, visitor and commercial parking, pedestrian walkways, super mailbox pads, parkette and other landscaped amenities. The CEC does not comprise any units and, as such, no per unit fees should be required. The POTLs are not part of the CEC. The application fee should be \$22,340.04, plus HST of \$413.84, for a total of:

**\$22,753.88**

#### *Standard Condominium 1*

Standard Condominium 1 contains a total of 49 residential units and seven commercial units. As such, we are anticipating to pay the base fee of \$22,340.04, plus \$413.84 HST, as well as the per unit fee of \$52.00 for 56 units. The total application fee for Standard Condominium 1 should be:

**\$25,665.88**



*Future Fees*

As discussed above, two additional applications will be submitted in order to further divide ownership of the subject property in order to fully implement the Site Plan. The fees for Standard Condominium 2 will be provided in the same manner as those for Standard Condominium 1 – the base fee \$22,340.04, plus \$413.84 HST, as well as the per unit fee of \$52.00 for each residential and commercial unit contained within.

The application for Part Lot Control (“PLC”) Exemption will create the POTLs as individual legal entities. The PLC base fee of \$6,220.98, plus \$142.68 HST, and a per unit fee of \$52.00 for each of the POTLs should apply. As the POTLs are not units in a Plan of Condominium, per unit fees should not be required for these as part of the CEC application. The Town will receive the appropriate fees at the time of Part Lot Control Exemption application.

We look forward to your circulation and review of these materials at your earliest opportunity. Please do not hesitate to contact me at 905-580-2854 or jiml@gsai.ca if you have any questions or require any additional information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.






Jim Levac, MCIP, RPP  
Partner

PLANNING RECEIVED

Apr 13, 2021



**LEGEND**

-  Subject Property
-  Freehold (Individual) POTL's
-  Standard Condominium II
-  Standard Condominium I
-  Common Element Condominium

Scale 1:1000  
April 1, 2021

